

041.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,064,500 /

1,064,500

USE VALUE:

1,064,500 /

1,064,500

ASSESSED:

1,064,500 /

1,064,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RUCCIO GREGORY M	
Owner 2:	
Owner 3:	
Street 1: 93 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

PREVIOUS OWNER	
Owner 1: DEUTSCHE BANK NAT TRUST CO -	
Owner 2: -	
Street 1: 505 CITY PKWY WEST	
Twn/City: ORANGE	

St/Prov: CAMA	Cntry
Postal: 92868	Type:

NARRATIVE DESCRIPTION	
This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2680 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
3600	Sq. Ft.
Site	
0	80.
1.47	1

Depth / Price	Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	3600	Sq. Ft.	Site	0	80.	1.47	1									422,401						422,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3600.000	636,600	5,500	422,400	1,064,500		28008
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18



USER DEFINED

Prior Id # 1:	28008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:03:18
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	636,600	5500	3,600.	422,400	1,064,500		Year end	12/23/2021
2021	104	FV	607,700	5500	3,600.	422,400	1,035,600		Year End Roll	12/10/2020
2020	104	FV	607,600	5500	3,600.	422,400	1,035,500	1,035,500	Year End Roll	12/18/2019
2019	104	FV	444,800	5000	3,600.	448,800	898,600	898,600	Year End Roll	1/3/2019
2018	104	FV	444,800	5000	3,600.	327,400	777,200	777,200	Year End Roll	12/20/2017
2017	104	FV	417,100	5000	3,600.	285,100	707,200	707,200	Year End Roll	1/3/2017
2016	104	FV	417,100	5000	3,600.	242,900	665,000	665,000	Year End	1/4/2016
2015	104	FV	371,600	5000	3,600.	237,600	614,200	614,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCHE BANK N	48424-127		11/1/2006	Forclosure	480,000	No	No	Eileen Eisele - DOD: 05/26/2018	
FRIZZELL RICHAR	47977-352		8/14/2006	Forclosure	458,000	No	No		
COMMINS LORNA J	28722-238		6/18/1998	Family		No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/2/2006	948	Redo Kit	60,000			G8	GR FY08	remodel 2 kitchens	2/27/2020	OWNR INFO	JO	Jenny O
									11/7/2018	MEAS&NOTICE	HS	Hanne S
									5/12/2009	Measured	189	PATRIOT
									3/19/2007	Permit Visit	BR	B Rossignol
									12/28/2006	MLS	HC	Helen Chinal
									3/3/2000	Mailer Sent		
									2/29/2000	Measured	264	PATRIOT
									11/1/1981		KM	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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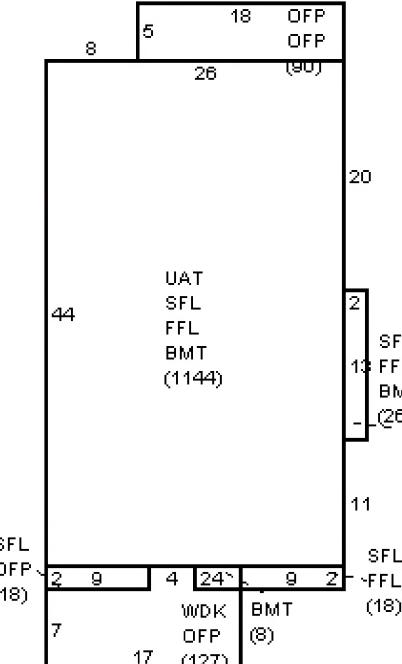
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X21	A	AV	1915	20.67	T	40	104			5,500			5,500

More: N

Total Yard Items: 5,500

Total Special Features:

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

OTHER FEATURES

Kits: 2

Rating: Very Good

A Kits:

Rating:

Frp:

Rating:

WSFlue:

Rating:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GV - Good-VG

10. %

Functional:

Economic:

Special:

Override:

Total: 10.8 %

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 1.08859646

Const Adj.: 1.00989902

Adj \$ / SQ: 197.887

Other Features: 121500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 713653

Depreciation: 77075

Depreciated Total: 636579

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals

2

10

4

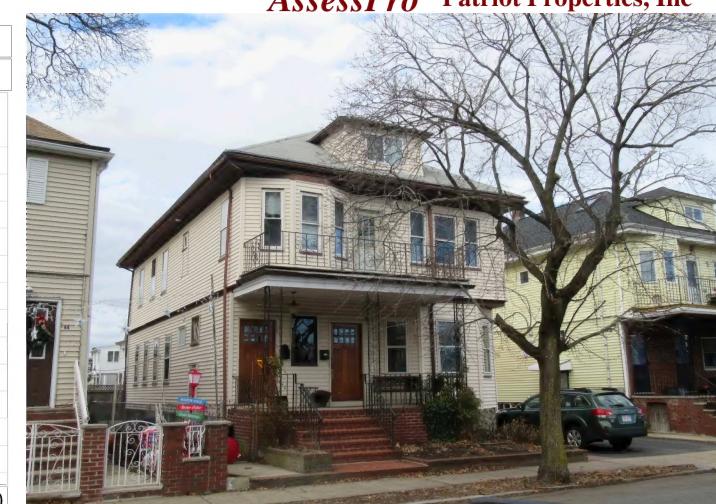
RES BREAKDOWN

No Unit RMS BRS FL

2 5 2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,206	197.890	238,652	UAT	100	FLA	100	
FFL	First Floor	1,188	197.890	235,090					
BMT	Basement	1,178	59.370	69,933					
OPF	Open Porch	325	21.790	7,082					
UAT	Upper Attic	286	138.520	39,617					
WDK	Deck	127	14.010	1,779					
	Net Sketched Area:	4,310	Total:	592,153					
	Size Ad	2394	Gross Area	5168	FinArea	2680			

IMAGE**AssessPro Patriot Properties, Inc****PARCEL ID** 041.0-0003-0011.0

Total: 5,500